

# Nimbus Corporate Center

8910-9775 SW Gemini Drive | 9203-9790 SW Nimbus Ave  
BEAVERTON, OREGON



Jones Lang LaSalle Brokerage, Inc.



# The flexible space advantage

Nimbus Corporate Center is an almost **700,000 square foot** flex office park conveniently located close-in along Highway 217.

This **16 building park** offers many solutions for a variety of users and is an ideal environment for growing businesses. Tenants will find adaptable spaces that offer visibility, brand autonomy, tall clear heights, and an abundance of parking.



Basketball court  
with outdoor seating



Pickle Ball  
Outdoor Seating  
Food Trucks



Amenity Center

 **Campus upgrades offering you a breath of *fresh air***





**Amenities that fit your**  
*lifestyle*



# Let your creativity *flow*

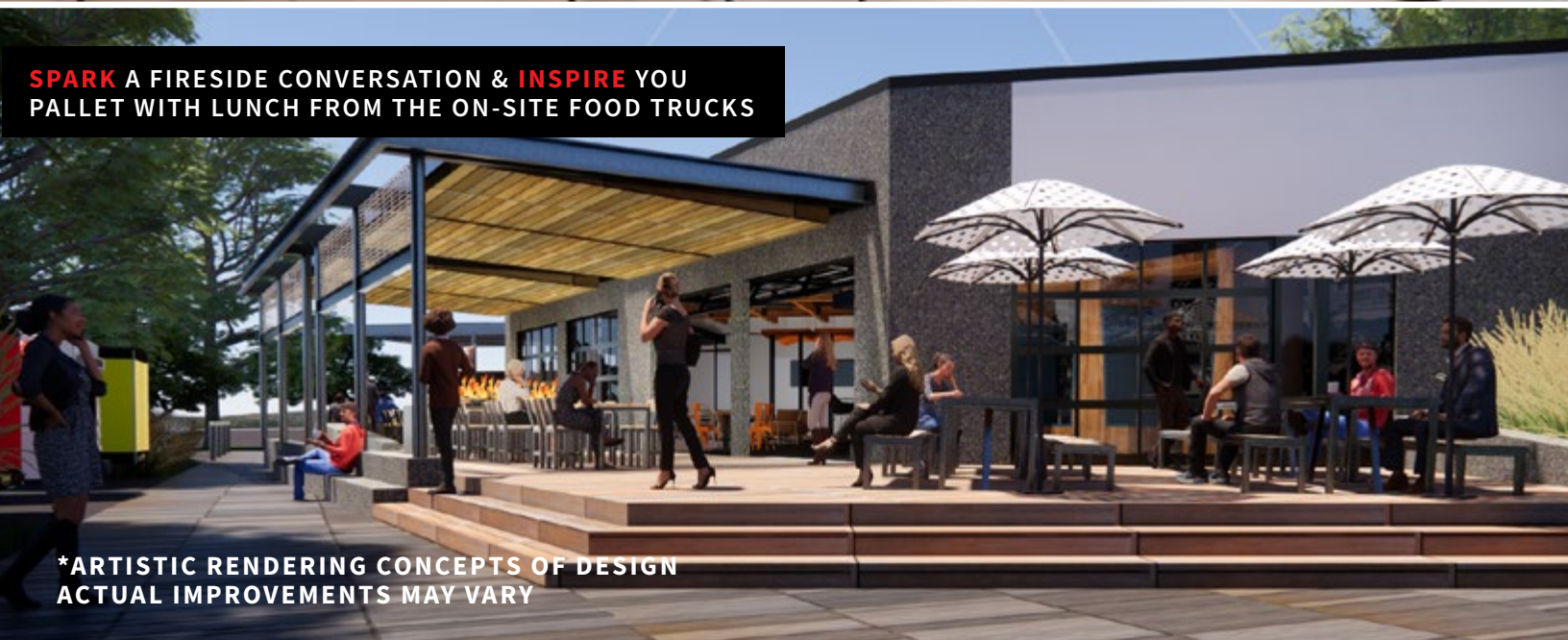


**ENERGIZE** YOUR FOCUS WITH A BEVERAGE FROM THE ONSITE CAFE



FEEL THE BURN AND **CENTER YOUR MIND** IN THE NEW FITNESS CENTER

**New indoor /outdoor amenity space**



**SPARK** A FIRESIDE CONVERSATION & **INSPIRE** YOU PALLET WITH LUNCH FROM THE ON-SITE FOOD TRUCKS



**COLLABORATE** AND **ENGAGE** YOUR THOUGHTS AND IDEAS WITH COLLEAGUES

\*ARTISTIC RENDERING CONCEPTS OF DESIGN  
ACTUAL IMPROVEMENTS MAY VARY



# Amenity rich location



Hillsboro Airport

← 17 miles



Downtown Portland

↗ 10 miles



Portland Intl. Airport

↗ 22 miles



Washington Square Mall

28 restaurants    115 retail amenities

Bluebird Coffee	NESPRESSO	CAFE
Bluebird Coffee	85°	Sch
BLUE NILE	Kiehl's	J.CREW
SEPHORA	ARITZIA	macys
lululemon	PELTON	UNTUCKIT
POTTERY BARN	NORDSTROM	



Daily traffic count on SW Scholls Ferry Rd  
**20,200** cars/day



TriMet bus stops





**FOR LEASING INFORMATION:**

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